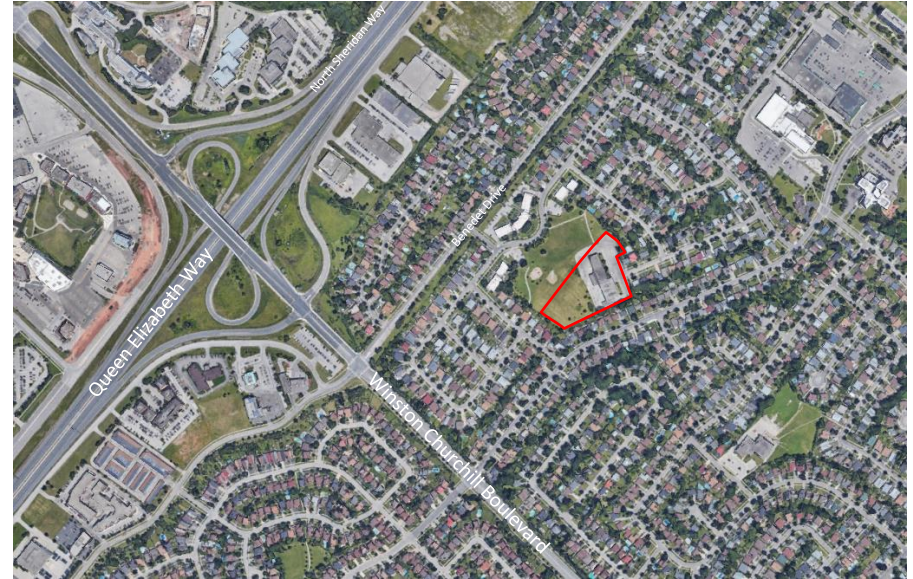
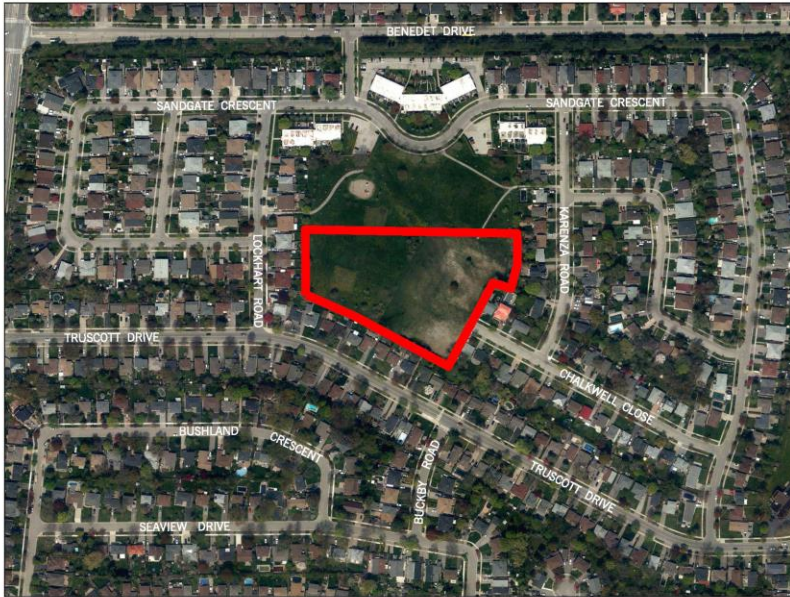


OZ/OPA 24-3 W2 2620 Chalkwell Close

Information and Recommendation Report
1672735 Ontario Inc.

Planning and Development Committee – June 25, 2024

Subject Lands



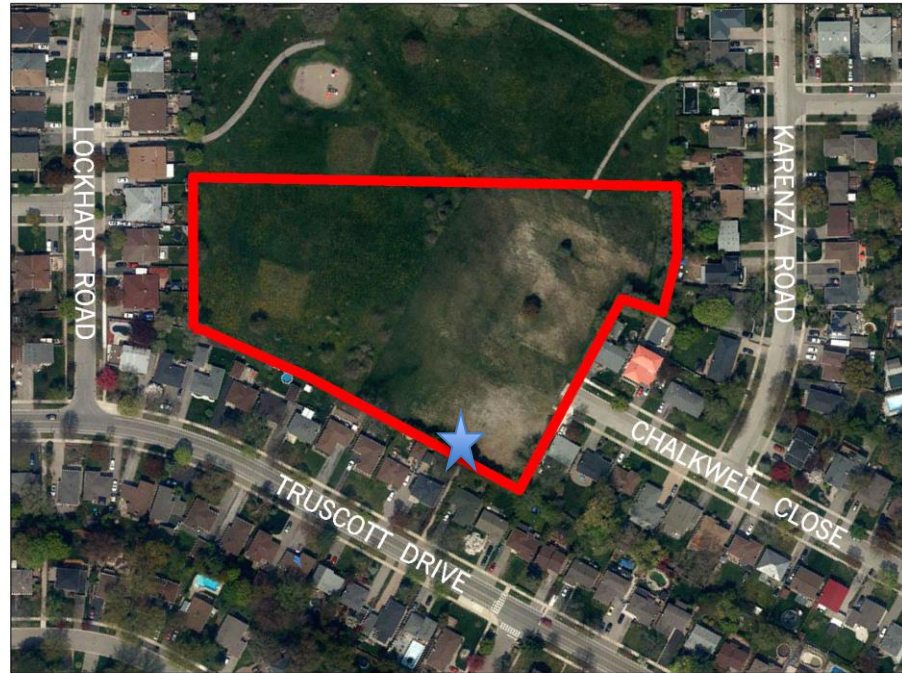
Aerial images of 2620 Chalkwell Close

Subject Lands



Existing site condition of 2620 Chalkwell Close

Subject Lands



Existing public walkway connecting property to Truscott Drive

Area Context



Street townhouses, semi-detached and single detached dwellings along Sandgate Crescent

Background

Applications timeline:

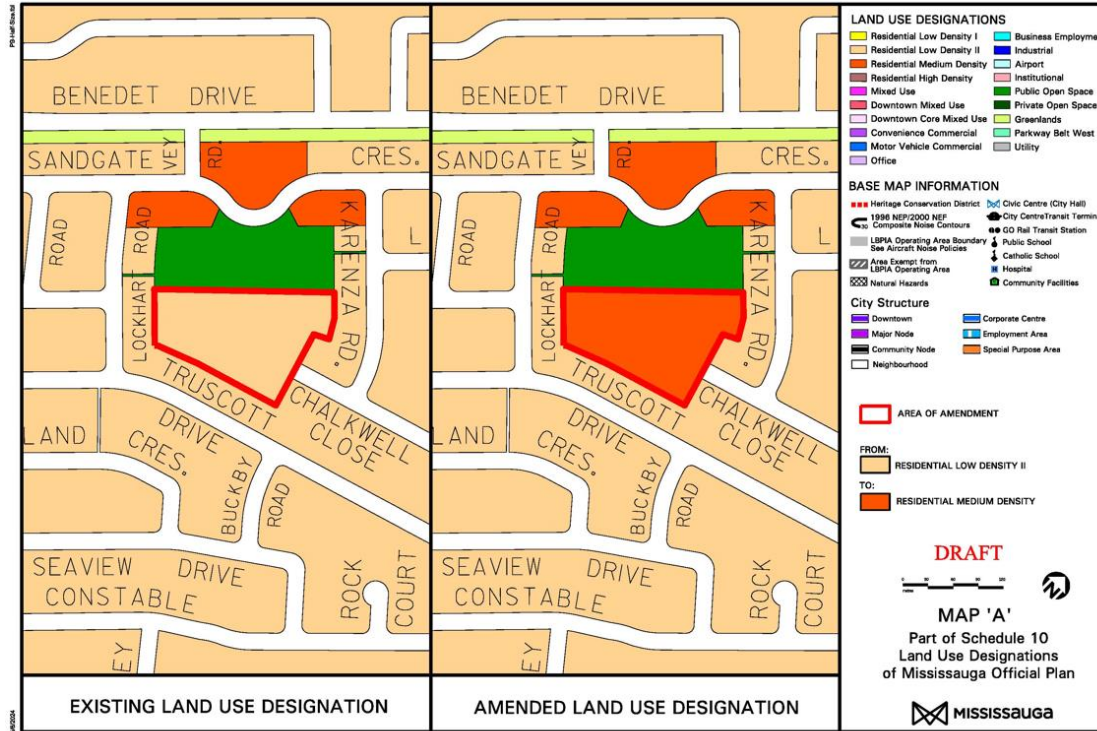
- *September 27, 2023 – Development Application Review Committee (DARC) held with proponent and staff*
- *November 21, 2023 – Virtual community meeting held by Ward 2 Councillor, Alvin Tedjo*
- *March 13, 2024 – Applications deemed complete and circulated for review*
- *Applications are no longer subject to Bill 109 refund penalties as of June 6, 2024 through the passing of Bill 185*

Proposal and Concept Plan



- Official Plan and Zoning By-law Amendment applications to permit 180 back to back townhouses on a Common Element Condominium road
- Total of 180 new residences with two parking spaces for each unit, communal parking garages, visitor parking spaces and amenity areas

Mississauga Official Plan Amendment



Current Designation:

- **Residential Low Density II**

Proposed Amendment:

- **Residential Medium Density**

Official Plan Amendment Evaluation

- The proposed Official Plan Amendment is consistent with the Provincial Policy Statement (PPS) and conforms with both the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the Region of Peel Official Plan.
 - The PPS directs land use planning in Ontario and development to be efficient in land use patterns, optimize efficient services and be compact.
 - The Growth Plan supports the creation of complete communities directing growth to Settlement Areas.
 - Region of Peel Official Plan general principles include the support of growth and development in a sustainable manner.

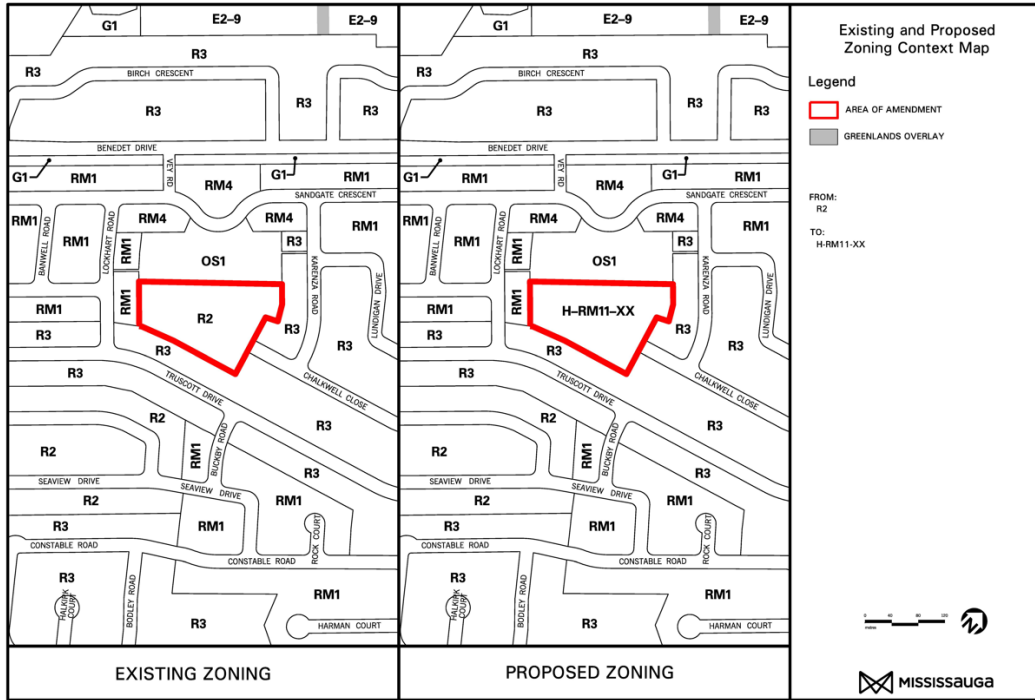
Mississauga Official Plan

“Neighbourhoods will not remain static nor is there a requirement for new development to imitate previous development patterns (Policy 5.3.5)”

“Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations to provide a range of local live/work opportunities (Policy 5.1.6)”

“Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale (Policy 5.3.5.6)”

Zoning By-law Amendment



Existing Zone:

- **R2** (Detached Dwellings)

Proposed Zone:

- **RM11** (Back to Back Townhouses on a CEC Road) with site specific exceptions

Alternative Zone

Recommendation:

- **H-RM11-9** (Back to Back Townhouses on a CEC Road) with an Holding provision

Zoning By-law Amendment Evaluation

The submitted **RM11-Exception** zone would permit redevelopment of the site in a manner with the following concerns:

- Building height – proposed as 3 storeys in height
- Reduced landscape buffers proposed with encumbrances
- Insufficient building setbacks from property lines
- Encumbered amenity areas
- Lack of a cohesive pedestrian network and no provision of cross walks
- Shadowing and overlook concerns to abutting residences
- Adverse impacts to Sandgate Park
- Lack of appropriate turning facility at the terminus of Chalkwell Close
- Obstructed fire route access
- Unfeasible site configuration and road network
- Missing information from submission materials

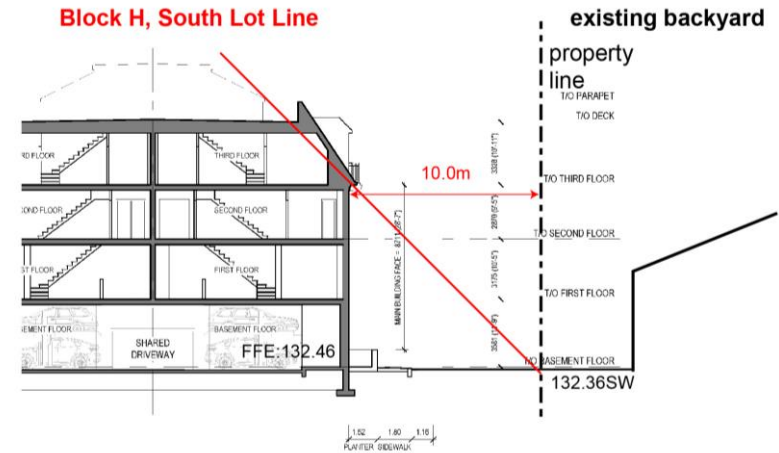
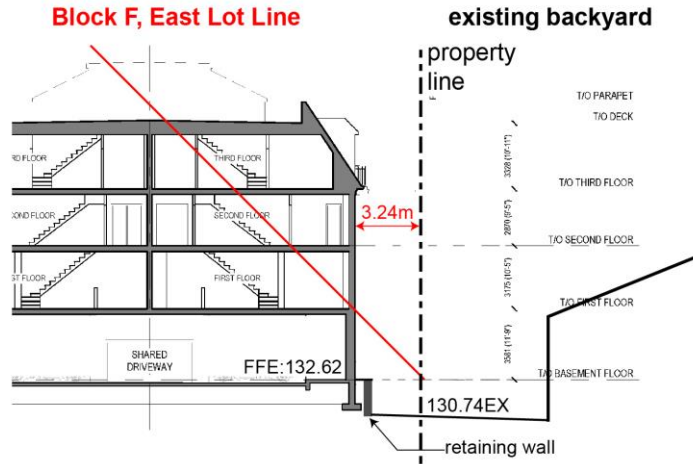
Alternative Recommendation: RM11 Base Zone

The **RM11** base zone regulations are appropriate and would require redevelopment to include:

- An additional CEC landscape buffer where the property abuts the rear and side yards of existing residences which will aid with transition, overlook and privacy to existing residences
- Unencumbered landscape buffers which will allow for planting, buffering, screening
- Increase landscaping through the provision of no reduced side or front yards
- Appropriate setback to Sandgate Park
- Appropriate building heights and stepbacks for rooftop terrace

Alternative Recommendation: RM11 Base Zone

Back to Back Townhouse UDG:
height contained within 45 degree
angular plane from all property lines
except the front.



Recommendations

1. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Official Plan to **Residential Medium Density**, be approved in accordance with the provisions outlined in the staff report dated June 5, 2024 from the Commissioner of Planning and Building.
2. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to **RM11-Exception** (Back to Back Townhouses on a CEC Road) zone to change the zoning to permit 180, three storey back to back townhouses be refused as it is not acceptable in its current form.
3. That City Council amend Zoning By-law 0225-2007 to **H-RM11-9** (Back to Back Townhouses on a CEC Road) zone to permit the redevelopment of 2620 Chalkwell Close in accordance with the RM11 (Back to Back Townhouses on a CEC Road) base zone regulations. The site-specific exception is only required to recognize the “H” holding provision.
4. That the “H” holding provision is to be removed from the **H-RM11-9** (Back to Back Townhouses on a CEC Road) zone applicable to the subject property, by further amendment upon confirmation from applicable agencies and City Departments that matters outlined in the report dated June 5, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.